

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ☒ **ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- ☐ The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- ☒ **Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- ☒ **Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 06/25/12 Time Entered: 2:10 p.m. ONC Rep. Initials: siw

“ATTACHMENT A”

Tim Trujillo
Dekker Perich Sabatini
7601 Jefferson NE, Suite 100/87109
Phone: 505-761-9700/Fax: 505-761-4222
Zone Map – G-11

LADERA HEIGHTS N.A. (LDH) "R"

- ***Allan Ludi**
6216 St. Josephs NW/87120 839-9153 (h)
- Marie Ludi
6216 St. Josephs NW/87120 839-9153 (h)

VILLA DE PAZ H.O.A., INC. (VDP)

- ***John Scholz**
115 Calle Solse Mete NW/87120 489-3402 (h)
- Judy Kanester
54 Calle Monte Aplanado NW/87120

VISTA GRANDE N.A. (VTG) "R"

- ***Berent Groth**
3546 Sequoia Pl. NW/87120 266-6700 (h)
- Richard Schaefer
3579 Sequoia Pl. NW/87120 836-3673 (h)

WESTSIDE COALITION OF N.A.'S

- ***Gerald (Jerry) C. Worrall**, 1039 Pinatubo Pl. NW/87120 839-0893 (h) 933-1919 (c)
- Candelaria (Candy) Patterson, 7608 Elderwood NW/87120 321-1761 (c)

*** indicates President of Association**

June 26, 2012

Gerald C. Worrall
Westside Coalition of Neighborhood Associations
1039 Pinatubo Pl NW
Albuquerque, NM 87120

Re: Oxbow Town Center - North
Coors Boulevard NW, north side of St. Josephs Drive
Request for Site Development Plan for Subdivision and Building Permit for Tracts X-1-A1 & X-1-A2
Request for University of Albuquerque Sector Development Plan Amendment for Parcel B
Request for Zone Map Amendment to allow residential uses on Parcel B

Dear Mr. Worrall:

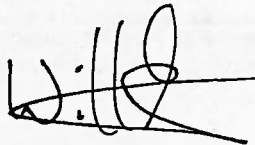
This letter is to inform you that a request for a zone change, a Site Development Plan for Subdivision and a Site Plan for Building Permit will be submitted for review by the Environmental Planning Commission (EPC) on June 28th, 2012. The proposed site for Oxbow Town Center - North is located at the northwest corner of Coors Boulevard and St. Joseph's Drive NW, on Tract X-1-A2. The site is currently zoned SU-3 Special Center Zone for C-2 Community Commercial and O-1 Office and Institution. This request is to allow R-3 Residential uses under the existing SU-3 zone. This would essentially revert the zoning back to its state prior to 2007, when the zoning was amended to not allow R-3 uses.

The Site Development Plan for Subdivision and Building Permit requests cover 15.2 acres on Tract X-1-A2, which is currently designated for office uses. This project proposes 150 units of senior housing and 224 units of family-oriented apartments. The senior housing would be closest to Coors Boulevard while the family apartments would be on the west side of Quaker Heights Rd. The northwest corner of Coors and St. Josephs Drive would be reserved for future retail. All of the proposed uses would be built with a consistent set of design guidelines that reflect the Campus Mission Style architecture, which reflects that of the St. Pius campus.

The area is a designated Community Activity Center, establishing a framework for a mix of uses, including medium density residential. The goal is to provide a mix of residential and commercial uses for the surrounding area at a scale and density appropriate to the area.

The EPC hearing date is scheduled for August 9th, 2012. If you have any questions or need clarification of anything contained herein, please contact Tim Trujillo or myself at 761-9700.

Sincerely,



Will Gleason, AICP
Dekker/Perich/Sabatini Ltd.
Agent for Oxbow Town Center LLC

■ ■ ■

architecture

interiors

landscape

planning

engineering

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Oxbow Town Center, LLC DATE OF REQUEST: 6/27/2012 ZONE ATLAS PAGE(S): G-11-Z

CURRENT:

ZONING SU-3 for C-2 / O-1

PARCEL SIZE (AC/SQ. FT.) approx. 14.3 acres

LEGAL DESCRIPTION:

TRACT X-1-A2 UNIVERSITY OF ALBUQUERQUE
URBAN CENTER

REQUESTED CITY ACTION(S):

ANNEXATION []

ZONE CHANGE [X]: From SU-3 for C-2/O-1 To SU-3 for C-2/O-1/R-3

SECTOR, AREA, FAC, COMP PLAN []

AMENDMENT (Map/Text) [X]

SITE DEVELOPMENT PLAN:

SUBDIVISION* [X] AMENDMENT []

BUILDING PERMIT [X] ACCESS PERMIT []

BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []

NEW CONSTRUCTION [X]

EXPANSION OF EXISTING DEVELOPMENT []

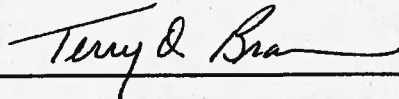
GENERAL DESCRIPTION OF ACTION:

OF UNITS: 374

BUILDING SIZE: 361,011 (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE



DATE 06/28/2012

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☒ NO [] BORDERLINE []

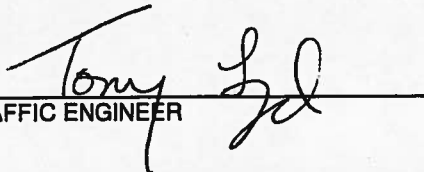
THRESHOLDS MET? YES [X] NO [] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []

Notes:

TIS must be submitted on or before Monday, July 2, 2012. If TIS is submitted after July 2, 2012, project will be subject to deferral.

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. *Any subsequent changes to the development proposal identified above may require an update or new TIS.*

TRAFFIC ENGINEER



06/28/2012

DATE

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS

-SUBMITTED

-FINALIZED

 / /
 / /

TRAFFIC ENGINEER

DATE

Revised January 20, 2011

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC and DRB will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN For Subdivision" as outlined in the Zoning Code (§ 14-16-1-5). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

SHEET # 1 – SITE PLAN (Required)

- ☒ 1. Scale: at least 1" = 100'
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Scaled Vicinity Map
- ☒ 5. The Site (property lines)
- ☒ 6. Proposed Use(s) and List of Applicable Plans
- ☒ 7. Pedestrian Ingress and Egress (Access)
- ☒ 8. Vehicular Ingress and Egress (Access)
- ☒ 9. Any Internal Circulation Requirements
- ☒ 10. For each lot:
 - ☒ a. Maximum Building Height
 - ☒ b. Minimum Building Setback
 - ☒ c. Maximum Total Dwelling Units and / or
 - ☒ d. Maximum Floor Area Ratio (F.A.R.) for Nonresidential Uses

Accompanying Material

- ☒ A. Fee payment
- ☒ B. Complete application
- ☒ C. Written Summary of Request including a narrative describing compliance with applicable plans and/or zoning requirements per §14-16-3-11(B) of the Comprehensive Zoning Code.
- ☒ D. 8-1/2" x 11" reductions

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

DESIGN STANDARDS FOR FUTURE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT (Optional but STRONGLY recommended)

Note: If applicant is requesting delegation of future phases of development or future site development plans for building permit to the DRB or other approval body, design standards should be provided to guide future development. The design standards should address the following elements of design at a minimum. The Design Standards should be written so that they can be enforced by the DRB and/or Code Enforcement plan check.

Site Design

- Overall layout of site and buildings, relationship to adjacent sites
- Building placement, orientation, setbacks, and heights
- Pedestrian and vehicular connectivity (internal and external)
- Parking location and design (shared parking/cross parking is strongly encouraged)
- Public outdoor spaces including pedestrian amenities, shading, etc.
- Dumpster and service area locations and screening techniques
- Location, height, design and purpose of all walls and wall openings
- Location, height, design and purpose of all lighting
- Topographic challenges/opportunities
- Screening/buffering techniques
- Sustainable techniques such as permeable paving and other "green" features

Street Realm

- Transit, bicycle, pedestrian amenities
- Landscape buffers, sidewalks and other amenities in the public r-o-w
- Street trees – location and type of trees

Landscaping

- Overall landscape theme including plant palette and general location, height, and purpose of plants and trees
- Water conservation techniques

Building Design

- Context
- Architectural theme or style
- Building height, scale, massing, materials, colors, and articulation

Signage

- Standards for wall-mounted and monument signs: location of signs; max. number of signs for entire site; max. height and face area of signs; and signage materials and lighting.



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Deborah Stover, Director

Richard J. Berry, Mayor
June 13, 2012

Robert J. Perry, CAO

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): Oxbow Apartments
Case Number(s):
Agent:
Applicant: DBG Properties LLC
Legal Description: Parcel H, Oxbow Town Center
Zoning: SU-3 and C-2 uses; zone change request to R-3 for multifamily housing.
Acreage: 15.23 acres
Zone Atlas Page: G-11

CERTIFICATE OF NO EFFECT: Yes ☒ No ☐

CERTIFICATE OF APPROVAL: Yes ☐ No ☐

TREATMENT PLAN REVIEW:

DISCOVERY:

SUPPORTING DOCUMENTATION:

An Archaeological Survey of the Oxbow Town Center, 21 Acres on Albuquerque's West Side, Bernalillo County NM by Matthew J. Barbour (NMCRIS #124125, Office of Archaeological Studies MNM/DCA; Robert Dello-Russo P.L.)

SITE VISIT: n/a

RECOMMENDATION(S):

- **CERTIFICATE OF NO EFFECT IS ISSUED** (ref O-07-72 Section 4B(1)— no significant sites in project area)

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

PAGES 0-170122 & 170124, BY 2-00000, 1-00000
 000-01 170122 & 170124, 1-00000, 1-00000
 1-00000 170122 & 170124, 1-00000, 1-00000



**Dekker
Perich
Sabatini**

1001 Jefferson St. Suite 101
Albuquerque, NM 87102
505.241.1111
info@psabatin.com

**EPC
SUBMITAL**
JUNE 20, 2012

OXBOW TOWN CENTER
Coors Blvd. & St. Josephs Drive
Albuquerque, New Mexico

PROJECT DATA - FAMILY (PHASE 1)

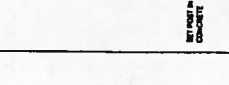
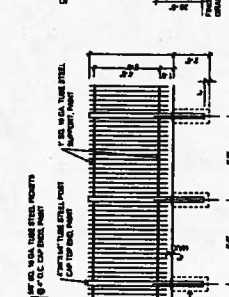
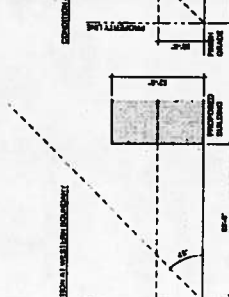
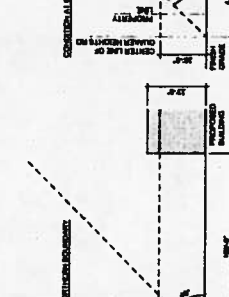
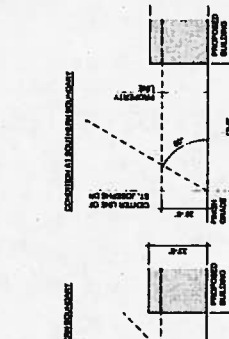
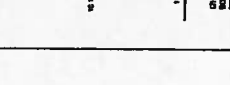
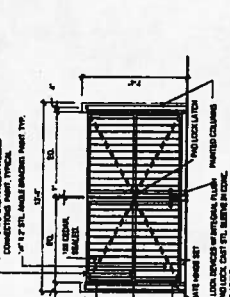
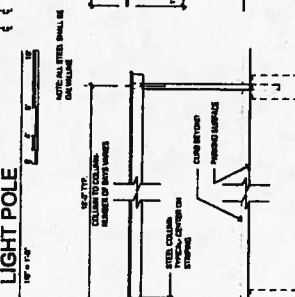
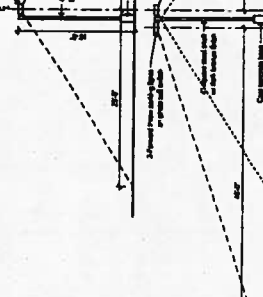
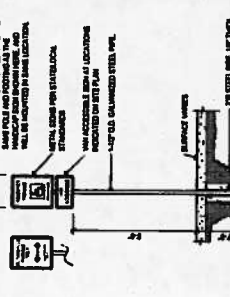
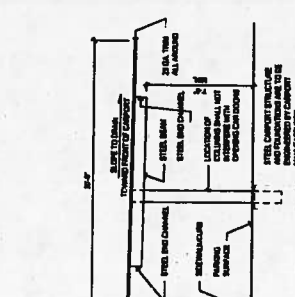
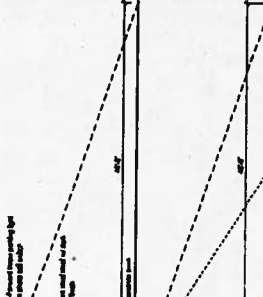
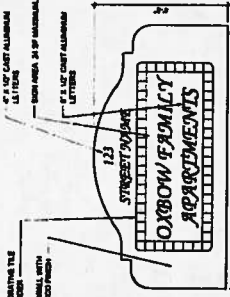
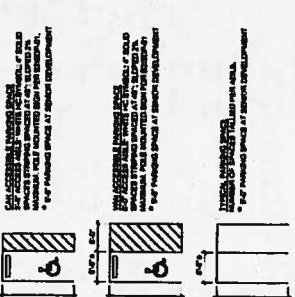
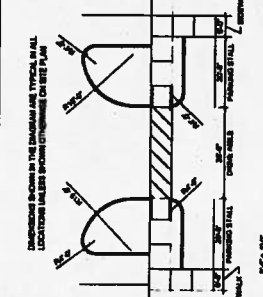
SECTION	LOCATION	DESCRIPTION
1	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 1: 100' WIDE
2	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 2: 100' WIDE
3	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 3: 100' WIDE
4	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 4: 100' WIDE
5	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 5: 100' WIDE
6	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 6: 100' WIDE
7	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 7: 100' WIDE
8	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 8: 100' WIDE
9	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 9: 100' WIDE
10	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 10: 100' WIDE

PROJECT DATA - SENIOR (PHASE 2)

SECTION	LOCATION	DESCRIPTION
1	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 1: 100' WIDE
2	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 2: 100' WIDE
3	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 3: 100' WIDE
4	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 4: 100' WIDE
5	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 5: 100' WIDE
6	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 6: 100' WIDE
7	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 7: 100' WIDE
8	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 8: 100' WIDE
9	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 9: 100' WIDE
10	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 10: 100' WIDE

SECTION	LOCATION	DESCRIPTION	AREA	PERCENT
1	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 1: 100' WIDE	100' x 100' = 10,000	100%
2	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 2: 100' WIDE	100' x 100' = 10,000	100%
3	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 3: 100' WIDE	100' x 100' = 10,000	100%
4	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 4: 100' WIDE	100' x 100' = 10,000	100%
5	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 5: 100' WIDE	100' x 100' = 10,000	100%
6	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 6: 100' WIDE	100' x 100' = 10,000	100%
7	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 7: 100' WIDE	100' x 100' = 10,000	100%
8	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 8: 100' WIDE	100' x 100' = 10,000	100%
9	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 9: 100' WIDE	100' x 100' = 10,000	100%
10	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 10: 100' WIDE	100' x 100' = 10,000	100%

SECTION	LOCATION	DESCRIPTION	AREA	PERCENT
1	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 1: 100' WIDE	100' x 100' = 10,000	100%
2	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 2: 100' WIDE	100' x 100' = 10,000	100%
3	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 3: 100' WIDE	100' x 100' = 10,000	100%
4	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 4: 100' WIDE	100' x 100' = 10,000	100%
5	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 5: 100' WIDE	100' x 100' = 10,000	100%
6	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 6: 100' WIDE	100' x 100' = 10,000	100%
7	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 7: 100' WIDE	100' x 100' = 10,000	100%
8	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 8: 100' WIDE	100' x 100' = 10,000	100%
9	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 9: 100' WIDE	100' x 100' = 10,000	100%
10	COOR BLVD AT JEFFERSON DRIVE	ALTERNATIVE 10: 100' WIDE	100' x 100' = 10,000	100%



SDP-1.2

PROJECT DATA
AND DETAILS

PROJECT DATA
AND DETAILS

PROJECT DATA
AND DETAILS

redline
initials
integrate
stamping
revisions

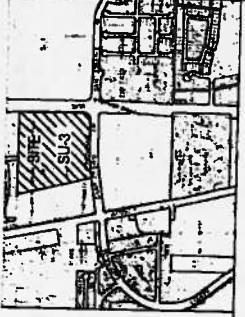
Beker
Perich
Sabatini
1000 Jefferson St Suite 100
Albuquerque, NM 87102
505-241-1111
Fax 505-241-1112
info@bekerperich.com

EPC
SUBMITAL
JUNE 28, 2012

OXBOW TOWN CENTER
Coors Blvd. & St. Josephs Drive
Albuquerque, New Mexico

CONCEPTUAL
GRADING AND
DRAINAGE PLAN

SDP-3.1



EXISTING DRAINAGE CONDITIONS

EXISTING CONDITIONS ON THE PROJECT SITE INCLUDE PRELIMINARY DRAINAGE STUDIES, SURVEY DATA, AND AERIAL PHOTOGRAPHS. THE DRAINAGE STUDIES WERE CONDUCTED IN 2008 AND 2009. THE AERIAL PHOTOGRAPHS WERE TAKEN IN 2008. THE DRAINAGE STUDIES AND AERIAL PHOTOGRAPHS WERE USED TO DETERMINE THE EXISTING DRAINAGE CONDITIONS ON THE PROJECT SITE.

PROPOSED DRAINAGE CONDITIONS

PROPOSED DRAINAGE CONDITIONS INCLUDE THE INSTALLATION OF A DRAINAGE SYSTEM THAT WILL COLLECT AND CONVEY STORMWATER FROM THE PROJECT SITE TO THE EXISTING DRAINAGE SYSTEM. THE DRAINAGE SYSTEM WILL BE DESIGNED TO HANDLE THE 100-YEAR FLOOD DESIGN STORM CURRENTLY IN EFFECT. THE DRAINAGE SYSTEM WILL BE DESIGNED TO HANDLE THE 100-YEAR FLOOD DESIGN STORM CURRENTLY IN EFFECT.

RELATED REPORTS

MASTERS DRAINAGE PLAN FOR THE OXBOW TOWN CENTER
PREPARED BY BOHANNAN-HALDRUP, INC.
DATED 10/21/07
MASTERS DRAINAGE PLAN FOR THE OXBOW TOWN CENTER
PREPARED BY BOHANNAN-HALDRUP, INC.
DATED 10/21/07

ADDITIONAL DRAINAGE REQUIREMENTS

A DRAINAGE STUDY IS REQUIRED PRIOR TO BUILDING PERMIT FOR EACH LOT.

**CONCEPTUAL GRADING
DRAINAGE PLAN**



HAUT-ZOLLARS
1000 Jefferson St Suite 100
Albuquerque, NM 87102
505-241-1111
Fax 505-241-1112
info@haut-zollars.com

landscape
 site plan
 landscape
 planning
 engineering

Dekker
Perich
Sabatini

4100 Jefferson St. Suite 100
 Dallas, TX 75219
 Tel: 214-416-2111
 Fax: 214-416-2111
 Email: info@psdallas.com

PROJECT

EPC
 SUBMITAL
 JUNE 28, 2012

PROJECT

OXBOW TOWN CENTER
 Coors Blvd. & St. Josephs Drive
 Albuquerque, New Mexico

PROJECT

PREPARED BY
 DATE
 PROJECT NO.
 DRAWING NO.

PREPARED BY
 DATE
 PROJECT NO.
 DRAWING NO.

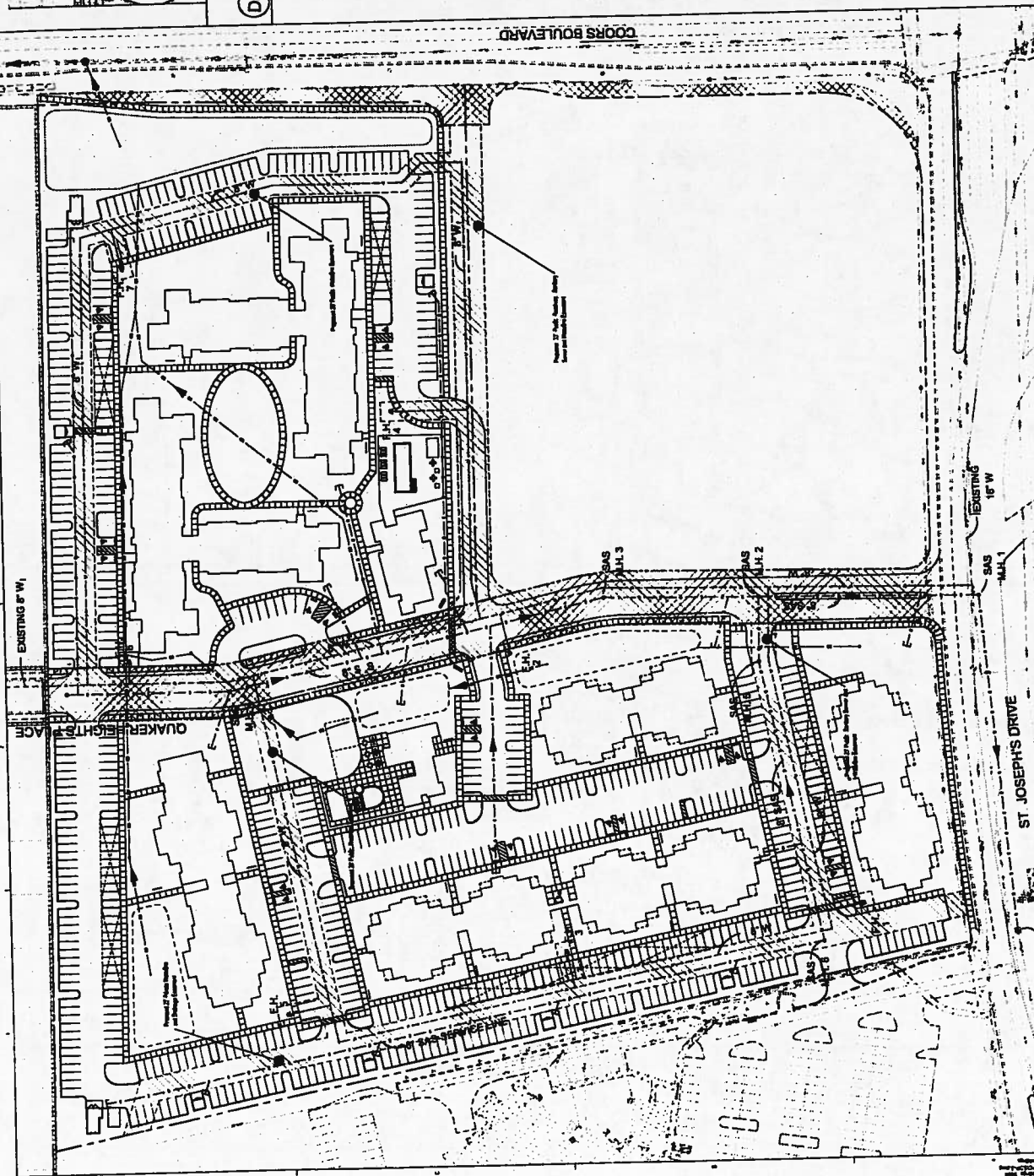
PREPARED BY
 DATE
 PROJECT NO.
 DRAWING NO.

PREPARED BY
 DATE
 PROJECT NO.
 DRAWING NO.

PREPARED BY
 DATE
 PROJECT NO.
 DRAWING NO.

HUITZ-ZOLARS
 10000 1st Avenue NE
 Suite 100
 Albuquerque, NM 87113
 Phone: 505-263-8888 Fax: 505-263-8889

SHEET NO.
 SDP-4.1



SITE VICINITY
 MAP NO. G-11

D5

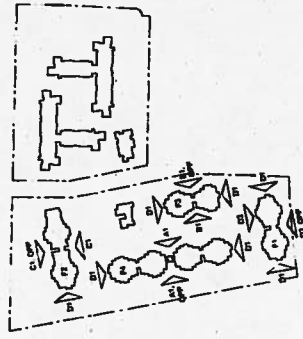
SCALE 1"=100'
 0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

CONCEPTUAL
 UTILITY PLAN

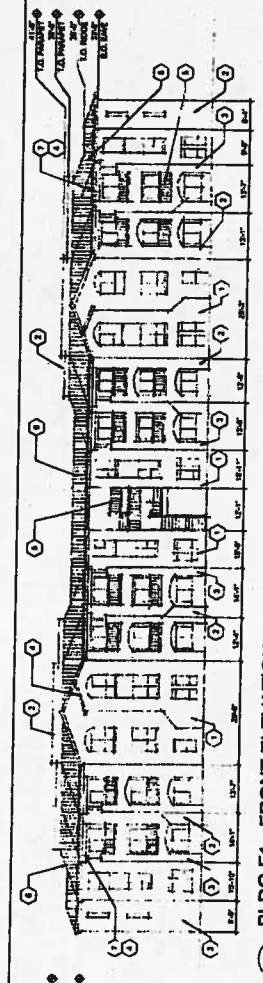
A1

SCALE 1"=100'
 0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

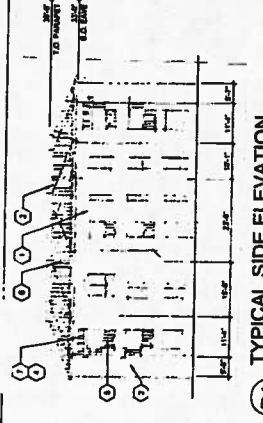
- KEYNOTES**
- 1 STUCCO - LIGHT BEIGE
 - 2 STUCCO - MEDIUM BEIGE
 - 3 STUCCO - MEDIUM / DARK BEIGE
 - 4 STUCCO - BROWN / RED
 - 5 TUBE STEEL PAILING
 - 6 TILE ROOF
 - 7 TRELLIS



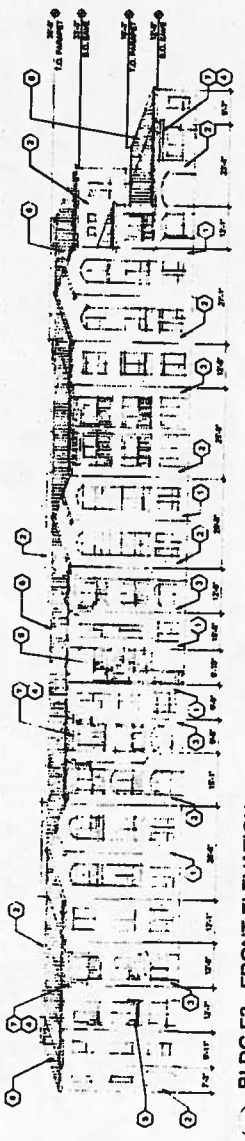
KEY PLAN



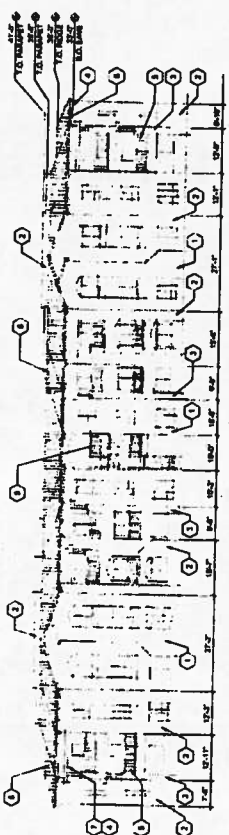
BLDG F1 - FRONT ELEVATION



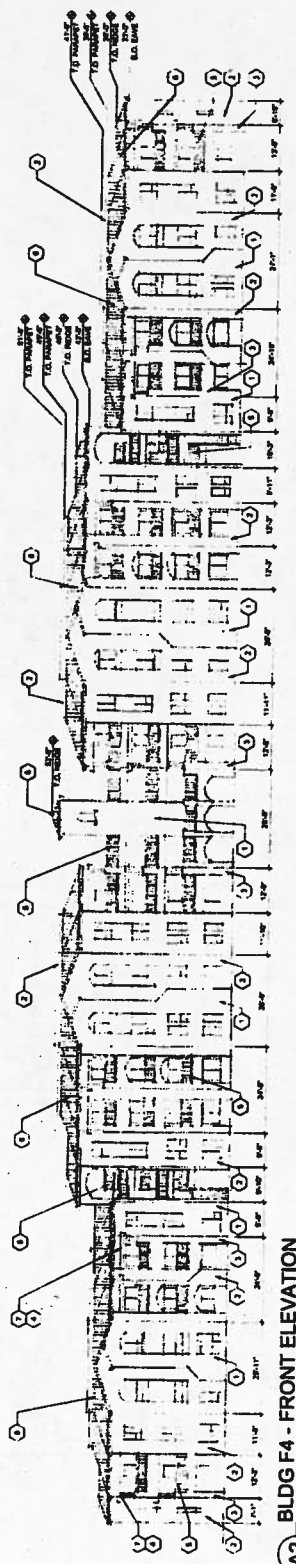
TYPICAL SIDE ELEVATION



BLDG F2 - FRONT ELEVATION



BLDG F3 - FRONT ELEVATION



BLDG F4 - FRONT ELEVATION

reflected in
plans
sections
elevations
and details

**Dekker
Perich
Sabatini**

1011 Jefferson St. Suite 101
Albuquerque, NM 87102
Tel: 505-241-1111
Fax: 505-241-1112
info@dekper.com

ARCHITECT

**EPC
SUBMITTAL
JUNE 28, 2012**

PROJECT

OXBOW TOWN CENTER
Coors Blvd. & St. Josephs Drive
Albuquerque, New Mexico

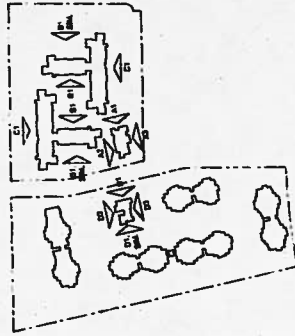
REVISIONS
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000

**BUILDING
ELEVATIONS**

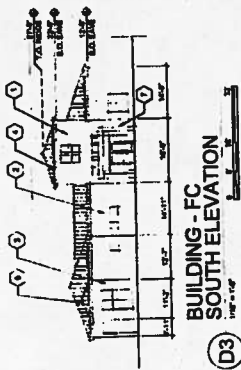
SDP-5.2

KEYNOTES

- 1 STUCCO - LIGHT BEIGE
- 2 STUCCO - MEDIUM BEIGE
- 3 STUCCO - MEDIUM / DARK BEIGE
- 4 STUCCO - BROWN / RED
- 5 TUBE STEEL WALKING
- 6 TILE ROOF
- 7 TRELLIS

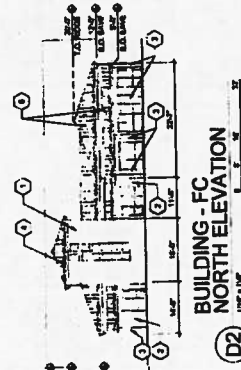


KEY PLAN



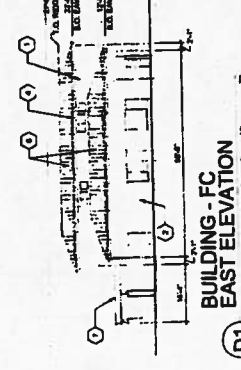
**BUILDING - FC
SOUTH ELEVATION**

D3



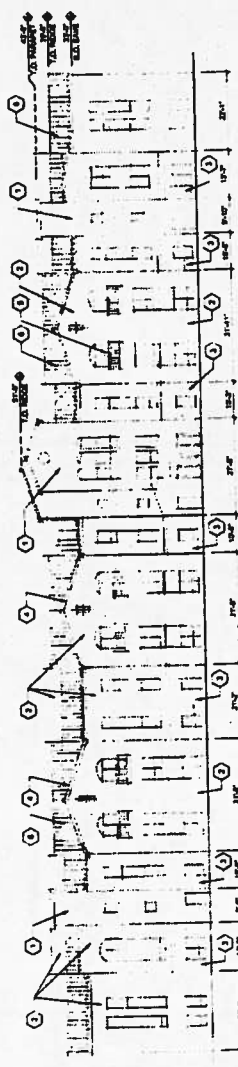
**BUILDING - FC
NORTH ELEVATION**

D2



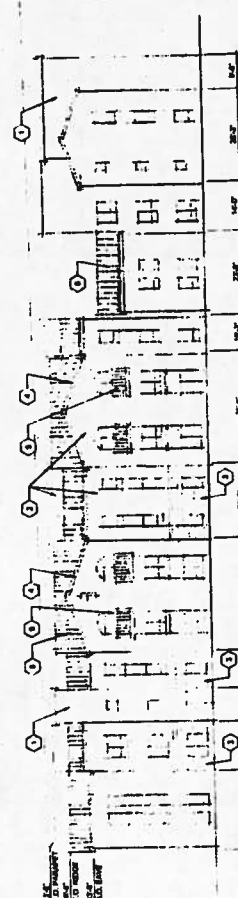
**BUILDING - FC
EAST ELEVATION**

D1



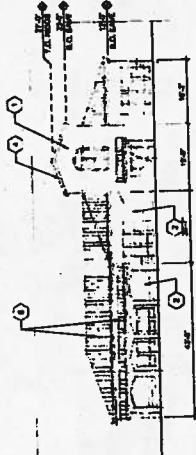
**BUILDINGS - S1 & S2
FRONT ELEVATION**

C1



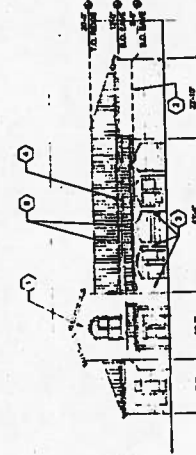
**BUILDING - SC
EAST ELEVATION**

B1



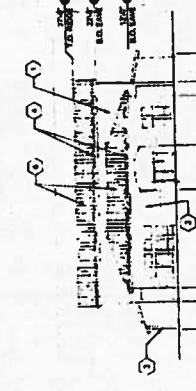
**BUILDING - SC
SOUTH ELEVATION**

A3



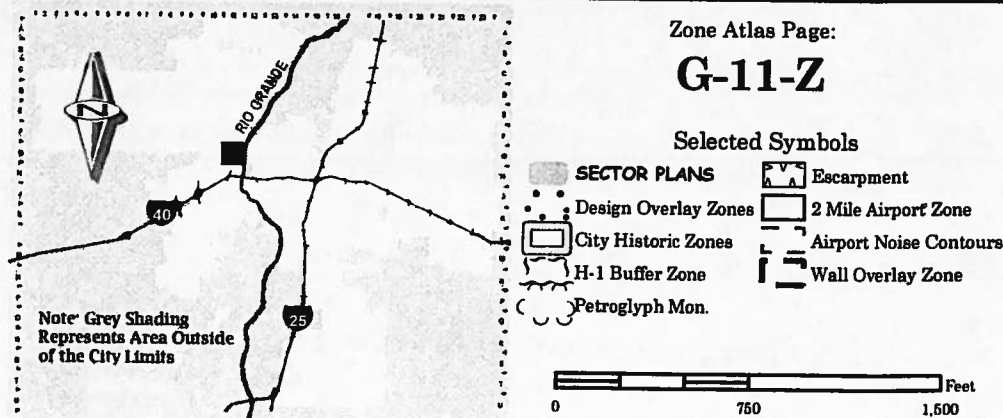
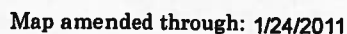
**BUILDING - SC
NORTH ELEVATION**

A2



**BUILDING - SC
EAST ELEVATION**

D1



June 28, 2012

Mr. Doug Peterson
Chair, Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: Oxbow Town Center
Parcel B, University of Albuquerque Urban Center
Albuquerque, New Mexico, containing approximately 57 acres
Request for an Amendment to the University of Albuquerque Sector Plan and zone map
amendment to change the zoning on Parcel B
Request for approval of a Site Development Plan for Subdivision and for Building Permit
for Tract X1A2

Dear Mr. Peterson:

This letter is a request for approval of a Zone Map and Sector Plan Amendment from SU-3 for C-2 and O-1 Uses to SU-3 for R-3 and C-2 uses. The request also includes a new Site Plan for Subdivision and a Site Plan for Building Permit. The proposed 21.22 acre site at the northwest corner of Coors Boulevard and St. Joseph's Drive is part of Tract X1A2 as shown on Zone Atlas Page G-11-Z. The site is bordered by a ten acre church site on the west, single family residential on the north, and vacant land on the south.

A larger Site Plan for Subdivision that covered 48 acres on both sides of St. Joseph's Drive was submitted to the City in 2007. At the time, the entire 48-acre site was anticipated to be developed for regional commercial and office uses. This application went through EPC and DRB but did not receive final sign-off; the Site Plan for Subdivision was not "perfected" and the final plat was not approved. The zoning request that accompanied the 2007 submittal was recommended for approval by the EPC (Notice of Decision dated April 27, 2007, and approved at City Council (R-2007-112). This current re-zoning request is essentially a request to revert to the prior mixed-use zoning designation that allowed residential uses on the property.

Since the last EPC/DRB actions on this property, the market for retail development has changed considerably. The demand for new retail space has dropped and the demand for new office has all but disappeared. The primary justification for removing residential uses, the overcrowding condition of public schools in the area, has abated considerably. With the construction of new schools on the west side, Albuquerque Public Schools have "caught up" to the overcrowding condition.

The owners of the property have an offer from a reputable multi-family developer to create approximately 150 units of senior housing and 224 units of affordable, high quality apartments on the north side of St. Josephs. But this will require a zone change, essentially reverting to the zoning that was in place prior to the 2007 rezoning action.

Project Description for Oxbow Town Center

Page 1 of 2

June 28, 2012

■■■
architecture
interiors
landscape
planning
engineering

The proposed Site Development Plan for Building Permit and Site Development Plan for Subdivision have been developed in coordination with the larger proposed development in the area. Quaker Heights Rd. would connect to the north of the site and the intersection at St. Joseph's Drive would be designed to accommodate a future signalized intersection. Access off of Coors is not needed for this phase of work but a future connection point along Coors is integrated into the site plan.

We are requesting that the language in the University of Albuquerque Sector Plan that was amended in 2007 be changed to the following. *SU-3 for Church and related uses for approximately 10 acres; a minimum of approximately 15 acres shall be developed for R-3 and the balance of the property is to be developed as (C-2) commercial or (O-1) office.* This sector plan amendment would be accompanied by a zone map amendment reflecting the same zoning changes and corresponding to the accompanying replatting actions. The R-3 designation would be applied to two new tracts that are now part of Tract X1A2.

We respectfully request approval of a Zone Map Amendment to SU-3 for R-3 and C-2 uses and an accompanying amendment to the University of Albuquerque Sector Plan, along with approval of the Site Development Plan for Subdivision and Building Permit. If you have any questions or need clarification of anything contained herein, please contact me at 761-9700.

Sincerely,

Dekker/Perich/Sabatini
Agent for Oxbow Town Center, LLC

A handwritten signature in black ink, appearing to read "Will Gleason", with a long horizontal stroke extending to the right.

Will Gleason, AICP, LEED AP

Oxbow Town Center, LLC
P.O. Box AA
Albuquerque, NM 87103

June 26, 2012

Albuquerque Planning Department
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Zoning and Subdivision Actions; Appointment of Agent

Ladies and Gentlemen:

Oxbow Town Center, LLC is the owner of the following parcels (the "Property"):

1. Tract X-1-A2, as the same is shown and designated on the plat entitled "PLAT OF TRACTS X-1-A1 & X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY 1998," filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 12, 1998, in Plat Book 98C, page 68.
2. Tract X-2-A, as the same is shown and designated on the plat entitled "AMENDED PLAT OF TRACTS X-2-A & X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 1995," filed in the Office of the County Clerk of Bernalillo County, New Mexico, on July 10, 1995, in Plat Book 95C, page 250.

Oxbow Town Center, LLC is under contract to sell an approximately 15.2476 acre portion of the Property, designated as "Parcel H" on the Major Preliminary Plat of Oxbow Town Center (DRB Project# 1005357). The contract purchaser is DBG Properties LLC.

Please accept this letter as the appointment by the owner, Oxbow Town Center, LLC, of DBG Properties LLC and its architects and land use planners, Dekker/Perich/Sabatini, as the owner's agents for the purposes of (i) processing any zone changes, sector plan revisions and other land use planning applications with respect to the Property, and (ii) processing any subdivision plats and/or revisions to the Major Preliminary Plat of Oxbow Town Center. Thank you.

Sincerely,

OXBOW TOWN CENTER, LLC

By: 

Thomas F. Keleher
Managing Member